

Impact Fee Calculation Worksheet

Development Name:

PLANTATION RESORT
LAKEBROOK FARMS, PHASE 11

Assessment Date:

2-Jan-01

Applicant Name:

D.R. HORTON-TEXAS, LTD

Case Number:

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots	14	1.00	14	\$2,576	\$2,856
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$2,576	\$2,856

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots	14	1.00	14	\$4,284	\$168	\$2,870
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$4,284	\$168	\$2,870

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
Note: Input Z in SA for flat 12K rate.		of Basis	Factor	Units	Area (SA)	Fees
Land Use Category	Basis					
Residential (SF)/Single Family	Lots	14	1.00	14	1B	\$24,738
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$24,738

Land Dedication or Park Fees		Input #	Equivalency	Land	Park
	Basis	of Basis	Factor	Dedication	Fee in Lieu
Land Use Category				Acres	of Land
Single Family	Lots	14	1.00	0.14	\$13,300
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0
Land = 1: Fees = 2	1		Totals	0.14	\$13,300

Fire Safety Fee					
Land Use Category	Basis	Input # of Basis	Equivalency Factor	Fee Rate	Impact Fee Assessed
Single Family	Acre	4.076	1.00	300.00	\$1,223
			Totals	300.00	\$1,223

IMPACT FEE CALCULATION SUMMARY SHEET

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Water Utilities Impact Fees	Totals	Credits	Due
Lines and Valves	\$2,576		\$2,576
Storage and Pumping	\$2,856		\$2,856
Total Water Utilities	\$5,432		\$5,432
Waste Water Utilities Impact Fees			
Lines	\$4,284		\$4,284
Lift Stations	\$168		\$168
Treatment	\$2,870		\$2,870
Total Waste Water Utilities	\$7,322		\$7,322
Thoroughfare Impact Fees	\$0		\$0

	Acres	Fee		
Park Land Dedication or Park Fee	0.14	\$0		\$0

Fire Safety Fee	\$1,223		\$1,223
Total Impact Fees Assessed and Due	\$13,977	\$0	\$13,977

Notes:

Park fees were fulfilled in the Betsy Turner Trust agreement when 9 acres were dedicated.
Thoroughfare fees are subject to the Betsy Turner Trust agreement.